

**CARMEL CITY CODE**  
**CHAPTER 10: ZONING & SUBDIVISIONS**  
**ARTICLE 1: ZONING CODE**

**CARMEL ZONING ORDINANCE**  
**CHAPTER 27: ADDITIONAL PARKING & LOADING REGULATIONS**

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**27.00 Additional Parking and Loading Regulations.<sup>1</sup>**

27.00.01 The required number of parking spaces for any use permitted in a district is set forth in *Section 27.08*. The required number of loading spaces for any use permitted in a district is set forth in the regulations for that district. The following regulations establish requirements for computing spaces, the location of spaces and minimum improvements.

**27.01 Computation of Number of Required Spaces.<sup>2</sup>**

In computing the number of required off-street and/or on-street parking spaces, the following rules shall apply:

- 27.01.01 Floor area shall mean the gross floor area of the specific use, excluding any floor or portion thereof used for parking, as herein defined.
- 27.01.02 Where fractional spaces result, the parking spaces required shall be the nearest whole number.
- 27.01.03 In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- 27.01.04 The parking space requirements for a use not specifically listed in the chart shall be the same as for a listed use of similar characteristics of parking demand generation.
- 27.01.05 On-street parking spaces may be substituted at a rate of two on-street spaces per three required off-street spaces provided that the total number of parking spaces is not reduced by more than ten percent (10%).
- 27.01.06 Whenever a building or use is reconstructed or is enlarged to the extent of twenty percent (20%) or more in gross floor area, said building or use in its entirety shall then and thereafter comply with the parking requirements set forth herein. Any enlargement or change in use of less than twenty percent (20%) of the gross floor area shall be provided with additional parking based on the requirement for the enlargement or change.

<sup>1</sup> *Section 27.00 amended per Ordinance No. Z-485-05.*

<sup>2</sup> *Section 27.01 titled per Ordinance No. Z-453-04, §ff; amended per Ordinance No. Z-485-05.*

## **27.02 Location of Required Parking Spaces.**<sup>3</sup>

All parking spaces required herein shall be located as follows:

- 27.02.01 Off-street parking spaces may be located on an area within three hundred (300) feet of said building and two or more owners of buildings may join together in providing the required parking spaces. Where the required parking spaces are not located on the same lot with the building or use served, the usage of the lot or tract upon which said parking spaces are provided shall be restricted by an instrument of record describing the premises for which said parking is provided and assuring the retention of such parking so long as required by this Ordinance.
- 27.02.02 Parking spaces in any Business, Industrial or Manufacturing District shall not be located closer than five (5) feet to any lot or parcel located in a residential district or used for residential purposes.
- 27.02.03 Parking spaces may be located on any part of a lot, unless otherwise specified herein. Parking spaces shall not be located in any required greenbelt or lawn area.
- 27.02.04 On-street parking spaces which are counted toward total requirement must be located in the right-of-way immediately adjacent to the lot.

## **27.03 Parking Facilities.**<sup>4</sup>

- 27.03.01 All parking lots shall be paved with hot mix asphalt or concrete installed in accordance with the current standards of the City of Carmel. A waiver from the requirement for hot mix asphalt or concrete surfaces shall be considered if hot mix asphalt or concrete porous pavement is proposed as an on-site stormwater quality best management practice or as a component of the detention facility. Dimensions of parking spaces for on-street parking facilities, off-street parking facilities, including parking garages or other structures, shall be in accordance with the current standards of the City of Carmel.
- 27.03.02 The perimeter of all parking lots, and any islands located therein, shall be curbed with Combined Curb and Gutter Type II, Combined Curb and Gutter Type III or Straight Concrete Curb meeting the current standards of the City of Carmel. A waiver from the requirement for perimeter or island curbing shall be considered if the proposed on-site storm water quality best management practices require that curbing, or portions thereof, not be installed. A stormwater collection, conveyance, detention and treatment system, designed in accordance with applicable City Standards, Policies and Ordinances, shall be installed for all parking lots. Traffic control within all parking lots shall be by means of curbed islands. Pavement markings and traffic control devices shall conform to the requirements of the Indiana Manual of Uniform Traffic Control Devices, latest revision.
- 27.03.03 A shelter for the use of a parking lot attendant may be maintained on the lot.

## **27.04 Additional Off-Street Loading Requirements.**

In all cases where the off-street loading space is located in a manner that a truck must back directly from a major street into a loading space, a maneuvering space of not less than fifty (50) feet in depth shall be provided on the lot on which the commercial, industrial or manufacturing use is located.

<sup>3</sup> Section 27.02 amended per Ordinance No. Z-366-01; Z-369-02; §bi; Z-485-05.

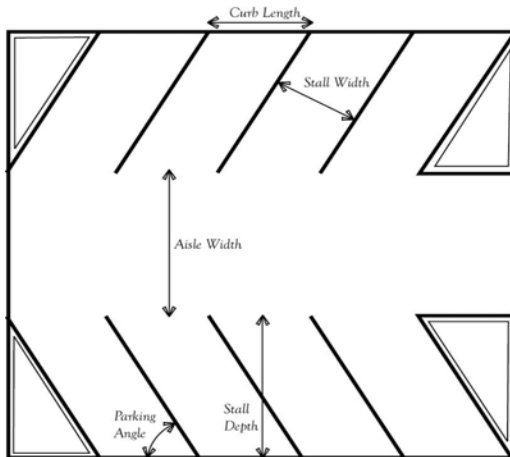
<sup>4</sup> Section 27.03 amended per Ordinance No. Z-365-01; Z-485-05.

**27.05 Parking Dimension Design.**<sup>5</sup>

27.05.01 Required Parking Dimensions Table.

Angle	Width	Curb Length	One Way Aisle Width	Two Way Aisle Width	Stall Depth
0°	23'	23'	12'	20'	9'
30°	9'	18'	12'	20'	15'
45°	9'	12' 9"	15'	22'	16'
60°	9'	10' 5"	18'	24'	17'
90°	9'	9'	20'	25'	18'

27.05.02 Required Parking Dimensions Diagram.

**27.06 Bicycle Parking.**<sup>6</sup>

To add another viable means of transportation to our community, better facilities for the parking of bicycles must be provided. It is the purpose of this Section to provide adequate and safe facilities for the storage of bicycles. With this goal in mind the provision for an ample number of properly located and secure bicycle facilities is a vital building block in the development of a compatible, attractive bicycling network.

27.06.01 The bicycle parking requirements in this Section shall apply to new development and/or building expansions requiring Commission or Board approval.

27.06.02 The required number of bicycle parking spaces shall be provided as follows:

- A. For multi family residences, there shall be a minimum of one (1) bicycle parking space for every three dwelling units.
- B. In the case of commercial or retail venues, bicycle parking spaces shall be required at a rate of five (5) bicycle parking spaces per one hundred (100) required automobile parking spaces, unless in a specific case the Transportation Systems Coordinator has deemed that less bicycle parking is needed.
- C. The minimum number of bicycle parking spaces to be provided at each site is four (4). The maximum number of bicycle parking spaces to be required is forty (40).

<sup>5</sup> Section 27.05 re-titled per Ordinance No. Z-485-05.

<sup>6</sup> Section 27.06 adopted per Ordinance No. Z-485-05.

- D. Recreational areas shall provide bicycle parking spaces at a rate of thirty (30) bicycle parking spaces per one hundred (100) required automobile parking spaces.
- E. Educational institutions shall have 1 bicycle parking space per 20 students kindergarten through 5th grade. Institutions with grades 6th through 8th shall have 1 bicycle parking space per 30 students. Institutions having children 9th through the 12th grade shall have 1 bicycle parking space per 50 students.
- F. Exemptions to the above guidelines shall apply to the following establishments. Single and Two-Family dwellings, warehousing and distribution, mortuaries, auto service, day care centers, car washes, drive up establishments and airports. Exemptions may also be considered for establishments where it can be clearly demonstrated that it is not a destination for the general public utilizing bicycles, as determined by the Transportation Systems Coordinator.

27.06.03 The location and design of bicycle parking spaces shall be provided as follows:

- A. The parking device must be an inverted U-type or an A-type structure unless otherwise approved by the Transportation Systems Coordinator (TSC). An approved list of usable structures can be obtained from the office of the TSC. *(Diagram 1)*
- B. Structures requiring a user supplied locking device shall be designed to accommodate both a chain and U-type locking device and shall have the capability to support the bicycle at two locations.
- C. All racks must be coated with a Thermoplastic powder coating, and the Transportation Systems Coordinator must approve the color of the racks.
- D. All racks shall be securely anchored to the ground to prevent the racks from unauthorized removal.
- E. The bicycle parking areas must have adequate separation from motor vehicle parking areas to protect parked bicycles from damage by the motor vehicles and to prevent damage to motor vehicles. The separation can come from grade differences, landscaping, poles, physical barriers or other similar features.
- F. The bicycle parking areas must be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground.
- G. Bicycle parking spaces shall be a minimum of 2 feet by 6 feet per bicycle. *(Diagram 2)*
- H. Bicycle racks must be installed a minimum of 24 inches from all walls or obstructions. *(Diagram 2)*
- I. Bicycle racks mounted in a row should be placed on 30-inch centers. *(Diagram 2)*.
- J. Bicycle racks must also have a minimum of 5 feet of clearance behind the bicycle to allow for room to maneuver. *(Diagram 2)*
- K. The bicycle rack shall be placed within fifty (50) feet of the entrance designated as the main entrance of the building for which the racks are required. The bicycle parking areas should be located in a clearly safe and convenient location as to not discourage their use.
- L. Bicycle parking areas shall be easily accessible from all trails, sidewalks and other alternative transportation facilities. Access to bicycle racks from these facilities shall be direct and clearly designated.
- M. Bicycle parking can be shared by two venues in the case that all of the venues' entrances are within fifty (50) feet of another.
- N. Bicycle racks should be placed so as to not impede the flow of pedestrian traffic but still possess the ability to be visually monitored.

- O. Bicycle parking areas shall be placed in a location that is visible from the building entrance and with proper lighting to ensure security.

Diagram 1: Bicycle Rack Type.

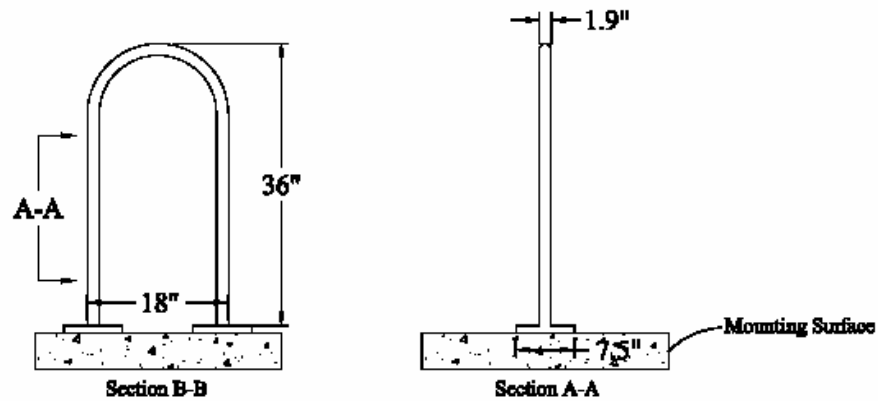
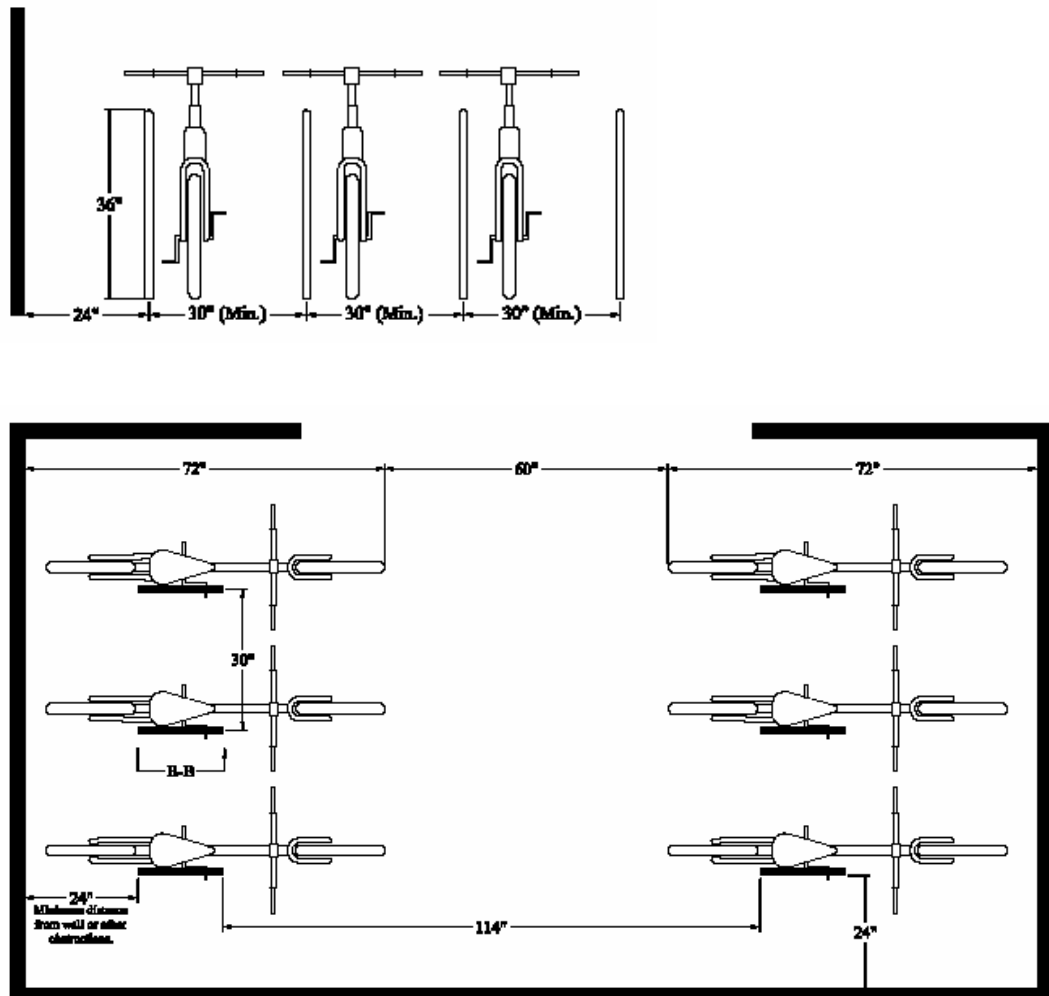


Diagram 2: Bicycle Parking Location and Design.



**27.07 Zoning Waiver.**<sup>7</sup>

27.07.01 The Commission may, after a public hearing, grant a Zoning Waiver of the dimensional and quantitative standards of this Chapter, by no greater than thirty-five (35%). Any approval to permit such a waiver shall be subject to the following criteria:

- A. The proposal shall be in harmony with the purposes of its respective zoning and land use requirements and the parking requirements contained in this chapter.
- B. The proposal shall enhance the overall Development Plan, the adjoining streetscapes and neighborhoods.
- C. The proposal shall not produce a Site Plan or street/circulation system that would be impractical or detract from the appearance of the Development Plan.
- D. The proposal shall not adversely affect emergency vehicle access or deprive adjoining properties of adequate light and air.
- E. The proposal must exhibit extraordinary site design characteristics, including, but not limited to: increased landscape treatment, tree preservation, provisions for bicycle and pedestrian traffic.
- F. The Commission may consider a zoning waiver to allow shared parking on adjacent sites, provided that the following conditions are met:
  - 1. The petitioner demonstrates a difference in peak parking demand or if the different owners share the same patrons or if it is demonstrated that the total parking demand at any one time would be adequately served by the total number of parking spaces.
  - 2. A contractual development agreement between the sharing property owners is provided and approved by the commission. Any existing contracts involving any of the sharing property owners shall be provided for review.
  - 3. Any changes in shared parking agreements or circumstances shall require Commission review of a new zoning waiver.

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<sup>7</sup> Section 27.07 adopted per Ordinance No. Z-485-05.

**27.08 Amount of Parking Spaces Required.**<sup>8</sup>

Off-street parking spaces shall be provided and maintained for all uses in accordance with the following minimum requirements, unless otherwise specified herein:

**Use:****Parking Requirements:**

Art gallery	One space per 300 sq. ft. of floor area
Art and music center	One space per 300 sq. ft. of floor area
Automobile service station	One space per pump plus one space per service bay
Automobile or truck repair	Two spaces per service bay
Boarding or lodging house	One space per bed
Bowling Alley	Five spaces per lane
Bus/Transit Stop or railroad passenger train	One space per employee plus one space per seat in waiting area
Carnivals, fairs, circuses, etc.	Fifty spaces per acre
Catering establishment	One space per 200 sq. ft. of floor area
Church, temple or other place of worship	One space per four (4) seats in the main place of assembly
Clinic or medical health center	One space per 250 sq. ft. of floor area
College or University	One space per 4 students, based on maximum capacity
Coke Ovens/Brick Yards/Kilns/Open Hearth/Blast Furnace	One space per employee
Commercial greenhouse	One space per 1,000 sq. ft. of floor area
Commercial Kennel	Four spaces
Commercial parking lot	One additional space per employee
Commercial Recreational Facility, Park, or Community Center	One space per 200 sq. ft. of interior area plus one space per 5,000 sq. ft. of outdoor area
Commercial Sewage, Trash, Garbage Disposal or Recycling Plant	One space per employee
Conference/Civic Center	One space for the largest shift of employees plus one (1) space per 150 sq. ft. of floor area.
Country Club	One space per 200 sq. ft. of floor area
Day Nursery/Day Care	One space per employee plus one space per six students
Dry cleaning establishment	One space per 300 sq. ft. of floor area
Dwelling, Attached	Two spaces per dwelling unit (excluding private garage) plus one space per 7 dwellings

<sup>8</sup> Section 27.08 amended per Ordinance No. Z-485-05.

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Dwelling, Multiple Family	Two spaces per dwelling unit plus one space per 7 dwellings
Dwelling, Single Family	Two spaces per dwelling unit (excluding private garage)
Dwelling, Two Family	Two spaces per dwelling unit (excluding private garage)
Equipment Sales/Repair (Indoor)	One space per 300 sq. ft. of floor area
Funeral Home/mortuary/crematory	One space per 50 sq. ft. of public floor area
General Agriculture (Farm)	none
Golf Course	Six spaces per hole
Grain elevator	One space per 300 sq. ft. of floor area plus one space per elevator
Helicopter or Airplane Landing/Service Facility	One space per employee plus adequate additional spaces related to terminal use as approved by the Board
Home occupation	One additional space per 200 sq. ft. of dwelling devoted to home occupation
Hospital	One space per bed plus one space per employee
Hotel, motel	One space per room or suite
Indoor theater	One space per two seats
Industrial establishments, light or heavy	Two spaces per three employees or one space per 300 sq. ft. of floor area, whichever is greater, plus sufficient space to accommodate all trucks or other vehicles used in connection therewith
Kindergarten/Pre-School	One space per employee plus one space per six students
Lumber or building materials sales	One space per 300 sq. ft. of interior area plus one space per 500 sq. ft. of exterior area
Manufacturing Facilities	Two spaces per three employees or one space per 500 sq. ft. of floor area, whichever is greater, plus sufficient space to accommodate all trucks or other vehicles used in connection therewith
Mineral extraction, borrow pit, top soil removal and their storage	One space per employee
Mobile home court	Two spaces per mobile home
Nursing, retirement or convalescent facility	One space per bed plus one space per employee
Office, Call Center	One space per 150 sq. ft. of floor area
Office, General	One space per 250 sq. ft. of floor area

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Outdoor theater	One space per three seats or maximum capacity of guests
Penal or correctional institution	One space per employee plus one space per five inmates
Plant nursery	One space per 300 sq. ft. of indoor area plus one space per acre
Post Office or postal station	One space per official vehicle plus one space per employee plus one space per 500 sq. ft. of floor area
Power Generating Plant	One space per employee
Printing/Publishing Establishment	One space per 300 sq. ft. of floor area
Private club or lodge	One space per 200 sq. ft. of floor area plus one space per two seats (seating capacity) in main place of assembly
Private Recreational Facility	One space per 200 sq. ft. of interior area plus one space per 5,000 sq. ft. of outdoor area
Private water treatment and/or storage facilities	One space per employee
Professional office	One space per 300 sq. ft. of floor area
Public Service Facility or Governmental Facilities	One space per 250 sq. ft. of floor area or (option) one space per 500 sq. ft. of floor area and one reserved space per 500 sq. ft. of floor area, plus sufficient space to accommodate all trucks or other vehicles used in connection therewith
Radio and/or television studio	One space per 300 sq. ft. of floor area
Radio or television transmission tower	One space per employee
Recreational Vehicle/Mobile Home/Farm Implement/Automobile/Boat Sales	One space per 300 sq. ft. of indoor area plus one space per 2,000 sq. ft. of outdoor sales area
Research laboratory	One space per 250 sq. ft. of floor area
Residential Kennel	(no additional requirements)
Restaurant, with Walk-Up/Drive-Thru Food Sales	One space per 50 sq. ft. of floor area
Restaurant, without Drive-Thru Food Sales	One space per every 2.5 patron seats, plus one space per employee per largest shift
Retail Sales/General Service	One space per 200 sq. ft. of floor area
Riding stable	One space per stall
Sanitary Landfill, Junk Yard, Salvage Yard	One space per employee
School of general elementary or secondary education (accredited by the state)	One space per employee plus two spaces per classroom (elementary) or ten spaces per classroom (secondary)

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School, Trade or Business	One space per 2 students, based on maximum capacity
Self-service laundry	One space per 200 sq. ft. of floor area
Shooting gallery	One space per 1000 sq. ft. of floor area
Stadium or coliseum	One space per four seats
Storage, Warehousing, or Distribution	One space per employee
Tavern or night club	One space per 100 sq. ft. of floor area
Veterinary Hospital	One space per 300 sq. ft. of floor area
Wholesale Facility	One space per 300 sq. ft. of floor area
Wholesale sales	One space per employee plus one space per 600 sq. ft. of sales floor area

**CHAPTER 27: ADDITIONAL PARKING & LOADING REGULATIONS  
AMENDMENT LOG**

<b><u>Ordinance No.</u></b>	<b><u>Docket No.</u></b>	<b><u>Council Approval</u></b>	<b><u>Effective Date</u></b>	<b><u>Sections Affected</u></b>
Z-365-01	76-01a OA	November 5, 2001	November 27, 2001	27.3; 27.3.1; 27.3.2
Z-366-01	76-01b OA	n/a	November 28, 2001	27.2.5 Spring 2002 v1
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	27.2.5 Spring 2002 v2
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	27.01 Summer 2004 v1
Z-485-05	05090001 OA	March 6, 2006	March 6, 2006	27.00; 27.01; 27.02; 27.03; 27.05; 27.06; 27.07; 27.08 Spring 2006 v1